150.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,300 /	852,300
					USE VALUE:	852,300 /	852,300
					ASSESSED:	852,300 /	852,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRILLY SEAN/ETAL
Owner 2:	WAITE ELLEN M
Owner 3:	
Street 1:	39 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,167 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5167.000	392,300		460,000	852,300
Total Card	0.119	392,300		460,000	852,300
Total Parcel	0.119	392,300		460,000	852,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.59 | /Parcel: 429.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

99039

GIS Ref

GIS Ref

Insp Date

07/14/18

PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	392,300	0	5,167.	460,000	852,300	852,300	Year End Roll	12/18/2019
2019	101	FV	328,400	0	5,167.	431,300	759,700	759,700	Year End Roll	1/3/2019
2018	101	FV	324,000	0	5,167.	356,500	680,500	680,500	Year End Roll	12/20/2017
2017	101	FV	324,000	0	5,167.	327,800	651,800	651,800	Year End Roll	1/3/2017
2016	101	FV	324,000	0	5,167.	299,000	623,000	623,000	Year End	1/4/2016
2015	101	FV	287,600	0	5,167.	293,300	580,900	580,900	Year End Roll	12/11/2014
2014	101	FV	287,600	0	5,167.	272,600	560,200	560,200	Year End Roll	12/16/2013
2013	101	FV	287,600	0	5,167.	259,300	546,900	546,900		12/13/2012

!11739!

PRINT

Date	Time
12/11/20	01:52:40

LAST REV

Date	Time
08/07/18	08:40:43
apro	
11739	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAGLAYAN ALPER	24582-162		6/1/1994		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	99039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	380	Wood Dec	6,508					add deck in rear
11/17/2010	2302	New Wind	8,000					REPL 8 WINDOWS
11/2/2004	1050	New Wind	3,860			G6	GR FY06	4 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Measured	372	PATRIOT
1/20/2009	Measured	372	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
1/3/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Entry Denied	268	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5167		Sq. Ft.	Site		0	80.	1.11	9									460,008						460,000	

Total AC/HA: 0.11862 | Total SF/SM: 5167 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 460,008 | Spl Credit | Total: 460,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK & YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	0	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23724830
Const Adj.:	0.99732518
Adj $ / SQ:	154.242
Other Features:	92250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481977
Depreciation:	89648
Depreciated Total:	392329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB		

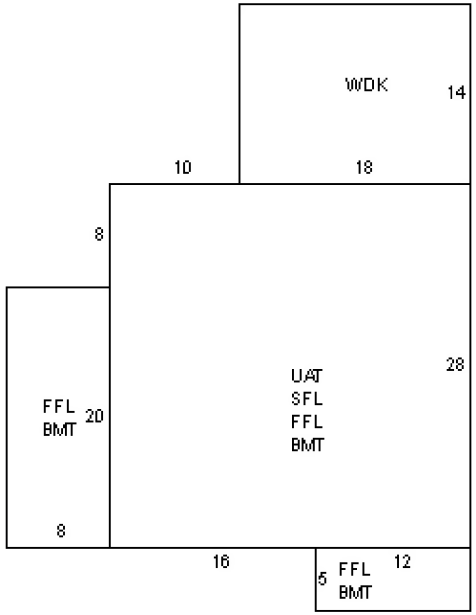
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.67
Special Features:	0	Val/Su Net:	121.08
Final Total:	392300	Val/Su SzAd	219.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	46.270	46,458
FFL	First Floor	1,004	154.240	154,859
SFL	Second Floor	784	154.240	120,926
WDK	Deck	252	9.940	2,505
UAT	Upper Attic	196	107.970	21,162
	Net Sketched Area:	3,240	Total:	345,910
Size Ad	1788	Gross Are	3828	FinArea 1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	